

1 BILL NO. R-84-06-08

2 DECLARATORY RESOLUTION NO. R-80-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 May 25, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The North 475 feet of Lot numbered
12 32 in J.H. Feichters Garden View
Addition as Recorded in Plat Book
13 7 A Page 3 in the Office of the
Recorder of Allen County, Indiana;

14 said property more commonly known as 3420 East State Boulevard,
15 Fort Wayne, Indiana 46805;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

1 Page Two

2 department of Economic Development requesting a re-
3 commendation from said department concerning the
4 advisability of designating the above designated
5 area an "Economic Revitalization Area";

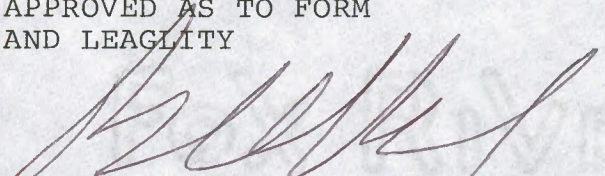
6 (c) Common Council shall publish notice in accordance
7 with I.C. 5-3-1 of the adoption and substance of
8 this Resolution and setting this designation as an
9 "Economic Revitalization Area" for public hearing;

10 (d) If this Resolution involves an area that has al-
11 ready been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be re-
13 ferred to the Fort Wayne Redevelopment Commission
14 and said designation as an "Economic Revitalization
15 Area" shall not be finally approved unless said
16 Commission adopts a resolution approving the peti-
17 tion.

18 SECTION 2. That this Resolution shall be subject to
19 being confirmed, modified and confirmed or rescinded after public
20 hearing and receipt by Common Council of the above described re-
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25
26
27 APPROVED AS TO FORM
28 AND LEGALITY

29
30 
31 Bruce O. Boxberger, City Attorney
32


Councilmember

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-12-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-80-84
on the 12th day of June, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of June, 1984, at the hour of 11:30 o'clock A. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of June, 1984, at the hour of 4:00 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Woodview Healthcare Inc.
2. Owner(s) John August and Charlotte Miller
3. Address of Owner(s) John August, 11404 Welsford Ct, Ft. Wayne, Indiana 46801
Charlotte Miller, 4523 South Wayne Ave Ft. Wayne Indiana, 46807
4. Telephone Number of Owner(s) (219) 432-5779 - John August
456-6089 - Charlotte Miller
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant Woodview Healthcare, Inc.
3420 East State Blvd.
FORT WAYNE, INDIANA 46805
7. Telephone number of Applicant (219) 484-3120
8. Address of Property Seeking Designation 3420 East State Blvd.
FORT WAYNE, INDIANA 46805
9. Legal Description of Property Proposed for Designation (may be attached) II
Exhibit A (Attached)
10. Township Saint Joseph
11. Taxing District Saint Joseph

12. Current Zoning RB
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Healthcare Facility
- b. What Structure(s) (if any) are on the property? Building housing healthcare facility and a garage
- b. What is the condition of this structure/these structures? Building was built in 1962 and is in good condition. Dining Room Addition added in 1982. Garage built in 1983.
15. Current Assessed Value of Real Estate
- a. Land 32,400.⁰⁰
- b. Improvements 71,500.⁰⁰
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- Personal Property Tax = 4,238.⁰⁰ Real Estate Tax \$ 7,725.⁴⁴
17. Description of Proposed Improvements to the Real Estate
- Addition of a 33 Bed Skilled Nursing Unit and a new lounge added to the South Wing of the building.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- June 1984
- b. When is completion expected? September 1984
19. Cost of Project (not including land costs) 510,000.⁰⁰

20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at of in connection with the project after it is completed? 34

lation of this new manufacturing equipment?

- b. What is the nature of those jobs? Registered Nurses, Licensed Nurses, Nurses Aides, Ordinals, Dietary, housekeepers, laundry, maintenance and Therapists.
- c. Anticipated time frame for reaching employment level stated above?

December of 1984 - March of 1985

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Our building was built in 1962. It

is located in a older but stable area of the city.
The addition will upgrade our facility and will
allow us to stay competitive in the healthcare
field.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will increase the

healthcare industry and the level of care provided.
It will increase Employment

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES ✓ NO

26. Financing on Project

What is the status of financing connected with this project?

Financing has been approved by Summit Bank
and the SBA 503 Program.

50% Bank

40% SBA

10% Owners

I hereby certify that the information and representation on this Application are true and complete.

John K. August
Signature(s) of Owners

Charlotte Miller

5/25/84
Date

5/25/84

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

WOODVIEW HEALTHCARE INC.

3420 EAST STATE BOULEVARD
FORT WAYNE, INDIANA 46805
Phone: (219) 484-3120

EXHIBIT A

The North 475 feet of Lot numbered
32 in J.H. Feichters Garden View
Addition as Recorded in Plat Book
7 A Page 3 in the Office of the
recorder of Allen County, Indiana.



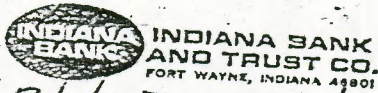
WOODVIEW HEALTHCARE, INC.
3420 EAST STATE BLVD.
FORT WAYNE, INDIANA 46805

No. 4143

Pay to the order of: City of Fort Wayne
Fifty AND NO/100

May 25, 1984 71-34 749

\$ 50.00



Real Estate Tax Abatement

John K. August

⑈004143⑈-⑈074900343⑈ 43⑈ 576 355⑈

No. 32 May 25 1984
Received from Woodview Healthcare Center, Inc.
\$ 50.00 Dollars
Fifty and 00/100 Dollars
FOR TAX Abatement
\$50.00 Jimmy Harris



The City of Fort Wayne

June 12, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Murray Equipment, Inc.

Dear Mr. GiaQuinta:

On May 24, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2515 Charleston Place as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on June 7, 1984. A formal review of the site and an interview with Mr. Greg Fritz was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"See Attached"

As an "Economic Revitalization Area" for the purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. GiaQuinta
June 12, 1984
Page 2

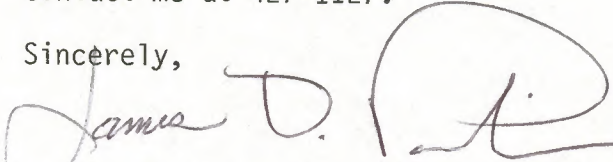
Rationale

The above stated recommendation is based upon the following rationale:

- 1) Cessation of growth in recent years.
- 2) Effective utilization of vacant under-utilized land.
- 3) Neighborhood conservation and stabilization.
- 4) Improvement of the physical appearance of the City.
- 5) Increase in employment by (4) jobs.

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in dark ink, appearing to read "James D. Partin". The signature is fluid and cursive, with a large loop at the end.

Jim Partin
Business Planning Specialist
Department of Economic Development

th

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-24-06-08DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1.(3420 East State Boulevard; Woodview Healthcare, Inc.)

EFFECT OF PASSAGE Additional health care will be added to Woodview
Healthcare, Inc. requiring 34 new jobs in connection with the facility.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$510,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)